

Posting Confirmation

Solicitation #:

GS-07P-15-JU-D-0021

Procurement Type:**Modification/Amendment****Date Posted:**

July 16, 2015

Title:

Operation and Maintenance (O&M) Services, El Paso, TX and Surrounding Areas

ATTACHMENTS

Amendment 3

Is this package sensitive/secure? No

[Amendment_0003_O&M_El_Paso.pdf](#) (1,927.17 Kb)**Description:** Amendment 0003 O&M Services El Paso

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT				1. CONTRACT ID CODE		PAGE 1 OF 1 PAGES	
2. AMENDMENT/MODIFICATION NO. 0003		3. EFFECTIVE DATE 07/16/2015		4. REQUISITION/PURCHASE REQ. NO.		5. PROJECT NO. (If applicable)	
6. ISSUED BY GENERAL SERVICES ADMINISTRATION (7PQC) NON PROSPECTUS BRANCH 819 TAYLOR ST. RM 12B1 FORT WORTH, TX 76102		7PQC		7. ADMINISTERED BY (If other than Item 6) SAME AS BLK 6		CODE	
8. NAME AND ADDRESS OF CONTRACTOR (No., street, county, State and ZIP Code)				<input checked="" type="checkbox"/> 9A. AMENDMENT OF SOLICITATION NO. <input checked="" type="checkbox"/> GS-07P-15-JU-D-0021 <input type="checkbox"/> 9B. DATED (SEE ITEM 11) 06/17/2015 <input type="checkbox"/> 10A. MODIFICATION OF CONTRACT/ORDER NO. <input type="checkbox"/> 10B. DATED (SEE ITEM 13)		CODE	
FACILITY CODE							

11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS

☒ The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers ☒ is extended, ☐ is not extended.

Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods:
(a) By completing items 8 and 15, and returning 1 copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment your desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA (If required)

**13. THIS ITEM ONLY APPLIES TO MODIFICATION OF CONTRACTS/ORDERS.
IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.**

CHECK ONE	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.
<input type="checkbox"/>	
<input type="checkbox"/>	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).
<input type="checkbox"/>	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:
<input type="checkbox"/>	D. OTHER (Specify type of modification and authority)

E. IMPORTANT: Contractor ☐ is not, ☒ is required to sign this document and return 1 copies to the issuing office.

14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)

1. See enclosed Answers to Contractor's Questions
2. The proposal due date has been extended from July 21, 2015 to 3:00 p.m. Central Standard Time, July 30, 2015

Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.

15A. NAME AND TITLE OF SIGNER (Type or print)		16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print) Brian T. Dwyer, Contracting Officer, GSA/PBS	
15B. CONTRACTOR/OFFEROR (Signature of person authorized to sign)	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA (Signature of Contracting Officer)	16C. DATE SIGNED 07/10/2015



Contractor's Questions & Answers

1. How many water systems (cooling towers, chillers and boilers) does each of the 12 locations have?

Answer: Please refer to amendment 0001 for the equipment inventory for towers, boilers and chillers.

2. And do they have water treatment equipment already as conductivity controllers, metering pumps, and coupon racks?

Answer: Yes.

3. Will the Government provide information regarding the historical number/type of work orders including cost for each facility?

Answer: See Amendment 2 Work Orders for June 2013 - June 2014, Work Orders July 2014 to July 2015. However, cost data is not tracked per facility.

4. Please provide a listing of specialty subcontractors currently used to support this contract (generator inspection/testing; elevator inspection/testing; fire alarms; water treatment; switch gear etc...)

Answer: See Amendment 2 - Question 43 for this information. Elevator inspection/testing is not a part of this scope of work.

4. C.2.34 Miscellaneous Work indicates that the contractor will be compensated "...at the hourly rate quoted for after normal duty hours...". However, there is nowhere in the pricing documents for bidders to provide these hourly rates. Please advise.

Answer: Refer to section C.23.3. Section describes how after hour rate is calculated.

4. Please confirm that the CMMS is government provided as are all user seats for use by contractor staff.

Answer: Refer to section C.8.5.

7. Will office space, equipment (computer/copier/phone/etc), and services (phone line/internet/etc) be provided for the Onsite Supervisor and if so, in which building will this space be located?

Answer: See Solicitation GS-07P-15-JD-D-0021, Section H.16. Government-Furnished Materials



7. C.35.2 Maintenance Standard states the "...preventive or predictive maintenance standards proposed by the contractor may be based on a combination of equipment manufacturer's recommendations, the PBS O&M Standards, sensor technology, diagnostic software, contractor's experience and other sources." During the onsite visit, a GSA representative indicated, for example, that AC filters should only be changed when dirty, vice perhaps on a quarterly basis as recommended by the manufacturer.

Please confirm this reduced level of PM Service would be acceptable.

Answer: Refer to Section C.35.1 Air filters shall be replaced when necessary and not on a set schedule.

9. C.36.5 Please identify locations for which the contractor is required to install coupon racks or equivalent corrosion monitoring systems.

Answer: Currently all locations requiring these devices are currently in place and operating.

10. C.38 Please identify the types and sizes of lamps and ballasts the contractor must provide and any estimated quantities.

Answer: We currently do not have this data available.

11. Who is responsible for supplying bulbs for the light fixtures in the wooden canopy at the Santa Teresa gate? Gov't or Contractor?

Answer: Contractor

12. Please provide square footage per site.

Answer: See Amendment Two attachment Building Square Footage

13. Please provide engine details for generators at each site.

Answer: See Amendment 1 Bidders Library Package for this information

14. Is there restricted access for subcontractors performing annual inspections on major equipment? Is there restricted access for generator services after hours?

Answer: There are no restrictions for performing annual inspections or generator service after hours once Contract Employees and subcontractors must have obtained security clearance

15. Will the Gov't provide the equipment lists in Excel format?

Answer: Equipment List will not be provided in Excel format. See Amendment 1 Bidders Library Package which lists equipment in pdf format.

16. How many water systems (cooling towers, chillers and boilers) does each of the 12 locations have?



Answer: Please refer to amendment 0001 for the equipment inventory for towers, boilers and chillers.

17. And do they have water treatment equipment already as conductivity controllers, metering pumps, and coupon racks?

Answer: Yes

18. Are there UPS' in this RFP? and if there are, what size, make, and model are they?

Yes. They are part of the exit/emergency light fixtures and we also have them on our HVAC control systems in the various facilities but they are not listed currently in the CMMS as separate UPS equipment. They are below 300 VA capacities. Quantities are not available at this time.

19. The union agreement as an attachment is between the IUOE and Electronic Metrology (EML). Is this the correct agreement for this contract?

Answer: We are unable to comment since you failed to include your attachment with your question.

20. The contract states 735 hours for emergency Call back in Section C.23.3, is this per each building or for the entire contract?

Answer: The entire contract.

a. After 2 hours of call back approval must be granted by CO or designee, does this apply before 735 hours have been used/ after/ at all times?

Answer: At all times

21. C.1.2.i states the contractor is responsible for key cards. Usually key cards are specific to security systems and security systems are excluded. Please clarify.

Answer: YES, Refer to C.1.1

22. C.2.15 lists the fuel cost at \$3,300 per contract year. Is this per building or for the entire contract?

Answer: The entire contract.

23. C.35.1 States System and schedule should be established by the contractor. If the NCMMS is in place is this the system and schedule?

Answer: NO, Still needs to be established by the contractor



24. C.40.4 states that 20 hours and \$50 will be allocated by the contractor for work outside scope per calendar month. We are assuming this would be like picture hanging or similar. Is this for the entire contract or per building?

Answer: The entire contract.

25. Infrared Testing in lieu of full Integrity Testing – it is understood as part of the Solicitation that Integrity testing has been removed from the scope of work for Electrical items such as Breakers and Switchgear. While Infrared testing remains this poses a dilemma. Infrared Testing will reveal if equipment is overheated, or if wiring and devices are not tightly terminated. Infrared Testing does not provide assurance that interruption ratings, etc., on Overcurrent devices are functioning properly. If Integrity testing of these items is no longer required, does that alleviate responsibility on the part of the contractor for possible failures that can occur when these overcurrent devices or pieces of equipment fail?

Answer: NO

26. Response Times – Amendment 2 further clarified that Routine calls are expected to be responded to within 120 hours, and that Urgent Calls are to be responded to within 24 hours. Emergency Calls were not further clarified. The Operational radius of the service area is up to 270 miles. Is there a clarification available on the definition of an Emergency response time?

Answer: Emergency response is still within 1 hour

27. Section L5 - 'Special Skills, Licenses, Certifications, or Equipment' requires "...copies of licenses, certifications, proof of special skills of any contractor personnel that will be utilized.." for specific portions of work associated with the proposal. "The first Line Item listed is associated with Switchgear Maintenance. With the requirement for breaker and switchgear Integrity and Functionality testing being removed from the scope of work, is this Certification still required?

Answer: Yes

28. Sanitary sewage equipment and systems, including kennel waste interceptors. The solicitation does not state the location, frequency, or the name the subcontractor(s) used for pump-outs and service calls of septic systems. Answer 43 does not name the current subcontractor(s) being used.

Will the Government provide this information?

Answer: Ivan's Pumping Service Phone: 915-859-3469

29. Does the Government reimburse the Contractor for damage caused by tenants or third parties?

Answer: Refer to Section C.40.9



30. Corrosion Monitoring. How many loops are there in each facility?

Answer:

White Federal Building, 700 East San Antonio Avenue, El Paso, TX	TX0272ZZ	One chilled water loop, one heating hot water loop, one condenser water loop
U S Courthouse, 511 East San Antonio Avenue, El Paso, TX	TX0069ZZ	One chilled water loop, one heating hot water loop, one condenser water loop
Armendariz Courthouse, 525 Magoffin Avenue, El Paso, TX	TX0319ZZ	One chilled water loop, one heating hot water loop, one condenser water loop
BOTA Port of Entry, 3600 East Paisano Drive, El Paso, TX	07020817	One chilled water loop, one heating hot water loop, one condenser water loop
PDN Port of Entry, 1000 South El Paso Street, El Paso, TX	07020828	One chilled water loop and one heating hot water loop
Ysleta Port of Entry, 797 South Zaragoza Road, El Paso, TX	07020832	None
DCL Port of Entry, 1090 Mesa, El Paso, TX	TX2356ES	None
Fort Hancock Port of Entry, Termination of FM 1088, Fort Hancock, TX	07020857	None
T&G Port of Entry, FM 1109 at New Bridge, Tornillo, TX	07020866	One Chilled Water loop
Santa Teresa Port of Entry, 104 Santa Teresa, Santa Teresa, NM	07020848	One chilled water loop, one Heating Hot water System
Columbus Port of Entry, Palomas and 2nd Street, Columbus, NM	07020859	One Reverse Osmosis System
Border Patrol Sector Headquarters, 300 West Madrid Street, Marfa, TX	07020826	None

31. Inspections and Tests.

Answer 43 does not name a subcontractor used for boiler and pressure vessel inspections. Will the Government name the current subcontractor(s)?

Answer: Atlantic Services



32. Fuel Storage Tanks. What is the contractor's responsibility regarding inspection of fuel storage tanks?

Answer: To inspect the tanks for leaks and/or physical defects as part of the preventive maintenance.

33. Fuel Storage Tanks. If a subcontractor is used to perform required fuel storage tank inspections, will the Government provide the name of the current subcontractor(s)?

Answer: No subcontractor was used to conduct these inspections during the current contract.

34. Building Information Sheet (BIS).

Answer 20 indicates that the BIS for these facilities is not needed "since this is an O&M contract and not a full maintenance contract." However, a typical BIS does include helpful information for contractors bidding this O&M contract. Will the Government post the Building Information Sheets for the facilities covered by this solicitation?

Answer: We only provide BIS only for contracts that include custodial services.

35. According to the solicitation, Past Performance Questionnaires (PPQ) do not count toward the page limitation.

Answer 2 states that a CPAR is acceptable in lieu of a PPQ. Will CPARs be exempt from the page limitation as well?

Answer: Yes. If the full CPARS exceeds 6 pages then it is fine to include.

36. The solicitation lists "day-to-day operation of a generator, i.e., exercising the generator, testing, etc."

Generator Maintenance.

How frequently is exercising and testing the generators needed?

Answer: Our current PM Guides has a frequency for monthly/quarterly/semi annual/annual maintenance. Must follow current NFPA guidelines.

37. The solicitation lists "day-to-day operation of a generator, i.e., exercising the generator, testing, etc."

Generator Maintenance.

Will the Government provide the name of the current subcontractor(s) used for generator load testing?

Answer: EML performs the maintenance and testing of the generators under facility/equipment load



38. Work order (WO) history indicates only very few times when kennel drains need to be unclogged. Do these WO lists accurately reflect how often the Contractor needed to mechanically unclog the kennel drains?

Answer: We can only assume that each time the drain has clogged a work order was submitted.

39. Answer 30 indicates there is a narcotics seizure building at Ysleta. Are there other special purpose buildings not shown during the site visits? If so, what is their location(s) and purpose(s)?

Answer: All the facilities at the various sites are included in this contract including special and non-special facilities unless the contract specifically listed the facility excluded from this solicitation.

40. Answer 30 indicates there is a narcotics seizure building at Ysleta. Are there special requirements the Contractor needs to follow regarding performing O&M for the seizure buildings?

Answer: Yes, work being performed at these building must be coordinated with CBP.

41. Answer 44 states that 11"x17" foldouts are allowed. Do these individual sheets count as 2 pages?

Answer: No, it will not count as two sheets.

42. Answer 71 states that the "contractor is responsible for all equipment on site at award". Solicitation C.1.3 lists equipment excluded from the scope of this contract.

Answer 71 and the Solicitation appear to be in conflict. Please clarify what is in scope to the contractor's responsibility under this solicitation.

Answer: Excluded from the scope are identified in C.1.3.

43. Does the "count of positions" column on the inventory sheets refer to the actual number of items at the site? For instance if it say 0 then none are present if it has 6 then 6 are present?

Answer: GSA does not guaranty the inventory is 100% percent accurate since the inventory in the CMMS is done by a 3rd party. If the inventory was 100% accurate the answer to your question would be yes. The successful bidder for this solicitation is responsible for the equipment already installed on the various sites at the time of award even if the equipment was not listed in the CMMS.